

LEGISLATIVE DIGEST

[Planning Code - Housing Preservation and Production]

Ordinance amending the San Francisco Planning Code by adding Section 187.2 to permit existing gasoline and service stations located on 19th Avenue to provide a mechanical car wash on the same site; making environmental findings and findings of consistency with the General Plan.

Existing Law

There are no provisions of existing law that are proposed to be amended.

Amendments to Current Law

This legislation would use Article 5 of the Planning Code, which is currently reserved, to implement the City's housing preservation and production goals. Planning Code Section 317, which deals with loss of dwelling units through merger, conversion and demolition, is moved into Article 5 and renumbered. The ordinance also implements monitoring and reporting recommendations made by the Budget and Legislative Analysis in a January 18, 2012 Performance Audit of San Francisco's Affordable Housing Policies and Programs.

Background Information

The State of California has enacted several laws to implement the State's housing goals. Among these is a requirement that a local jurisdiction have a Housing Element as part of its General Plan that, among other things, contains an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing that meets the existing and projected needs of all economic segments of the community. (Gov. Code Section 65583 et seq.) Pursuant to Government Code Section 65584, the Association of Bay Area Governments (ABAG), in coordination with the California State Department of Housing and Community Development (HCD), determines the Bay Area's regional housing need based on regional trends, projected job growth, and existing needs. These projections are incorporated into the City's Housing Element. This legislation is intended to establish a process for the City to monitor its on-going progress towards the Housing Element's housing production targets.